

DEPARTMENT OF
COMMUNITY SERVICES

April 11, 2016

Honorable Town Council
Town of West Hartford
50 South Main Street
West Hartford, CT 06107

SUBJECT: 503-511 New Park Avenue - SDD# 94-R1-16 – Chick-fil-A

Dear Councilors:

At its regular meeting of Monday, April 4, 2016, the West Hartford Town Plan and Zoning Commission gave consideration to the following item:

503-511 New Park Avenue – Application (SDD #94-R1-16) on behalf of Chick-fil-A, Inc., proposed lessee and intended developer, and Aldi, Inc., owner 511 New Park Avenue, to amend Special Development District #94 to construct a new free-standing, single story, Chick-fil-A restaurant with drive-thru and outdoor dining to the northeast of the Aldi store. Additional modifications to the site layout, including parking, landscaping, lighting and signage are proposed.

After a detailed review of the application and its related exhibits and after consideration of staff technical comments, the TPZ acted on a motion for the subject application (Motion/Ahern; Second/O'Donnell) (O'Donnell seated for Maresca). **The motion to approve failed by vote (1-2).**

During its discussion and deliberation on this matter, the Commission made the following findings which it has prepared for the Council's consideration:

1. The Commission finds the inclusion of "drive-up window-counter service at restaurants" to be incompatible with Transit Oriented Development principles.
2. The Commission notes that although a restaurant with drive-up facility is an allowed as-of-right use in the IR & IG zones, it is not an appropriate land use for this evolving corridor, and, more specifically, for this SDD.
3. Furthermore, the Commission encourages the Town Council to reconsider what land uses are appropriate for this vital area, and, more broadly whether a drive-thru facility for a restaurant should be permitted *as of right* in any zone in town.

Sincerely,



Kevin Prestage
Chairman TPZ/IWWA

Cc: Ronald Van Winkle, Town Manager
Mark McGovern, Director of Community Services
Susan Hays, Esq.

Joseph O'Brien, Corporation Counsel
Essie Labrot, Town Clerk
Subject File



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